

HOUSING NOW

Greater Toronto Area



Canada Mortgage and Housing Corporation

Date Released: February 2008

New Home Market

Strong January Apartment Starts

On the strength of condominium apartment construction, total Greater Toronto Area (GTA) housing starts for January were five per cent higher than experienced one year earlier, reaching 2,730.

January results were in line with expectations for 2008. Condominium apartment starts will increase this year, while low-rise starts will edge lower. Strong condo-

minimum apartment starts will be based on record pre-construction sales over the past three years. As an increased number of condominium apartments reach the completion stage this year, builders will be able to shift resources to new projects in the development pipeline.

On the whole, demand for existing and new ownership housing has remained strong in the GTA, based on solid underlying fundamentals. A combination of steady job and income growth and low borrowing costs has kept home buyers confident in their ability to purchase and pay for a home over the long term.

Figure 1

Greater Toronto Area Housing Starts

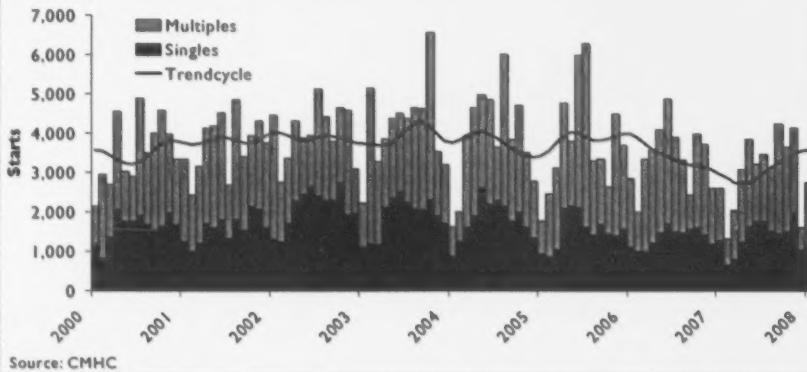


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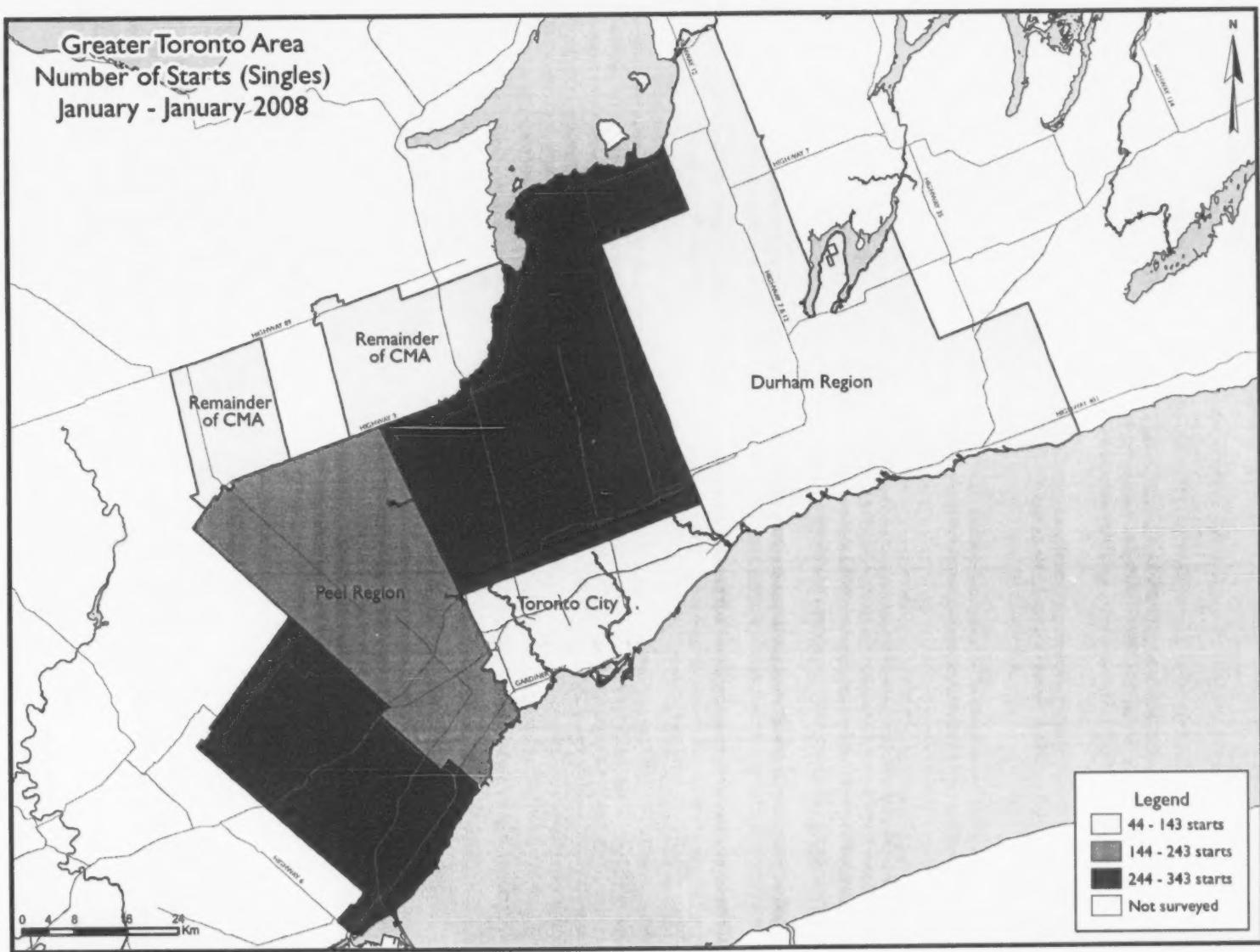
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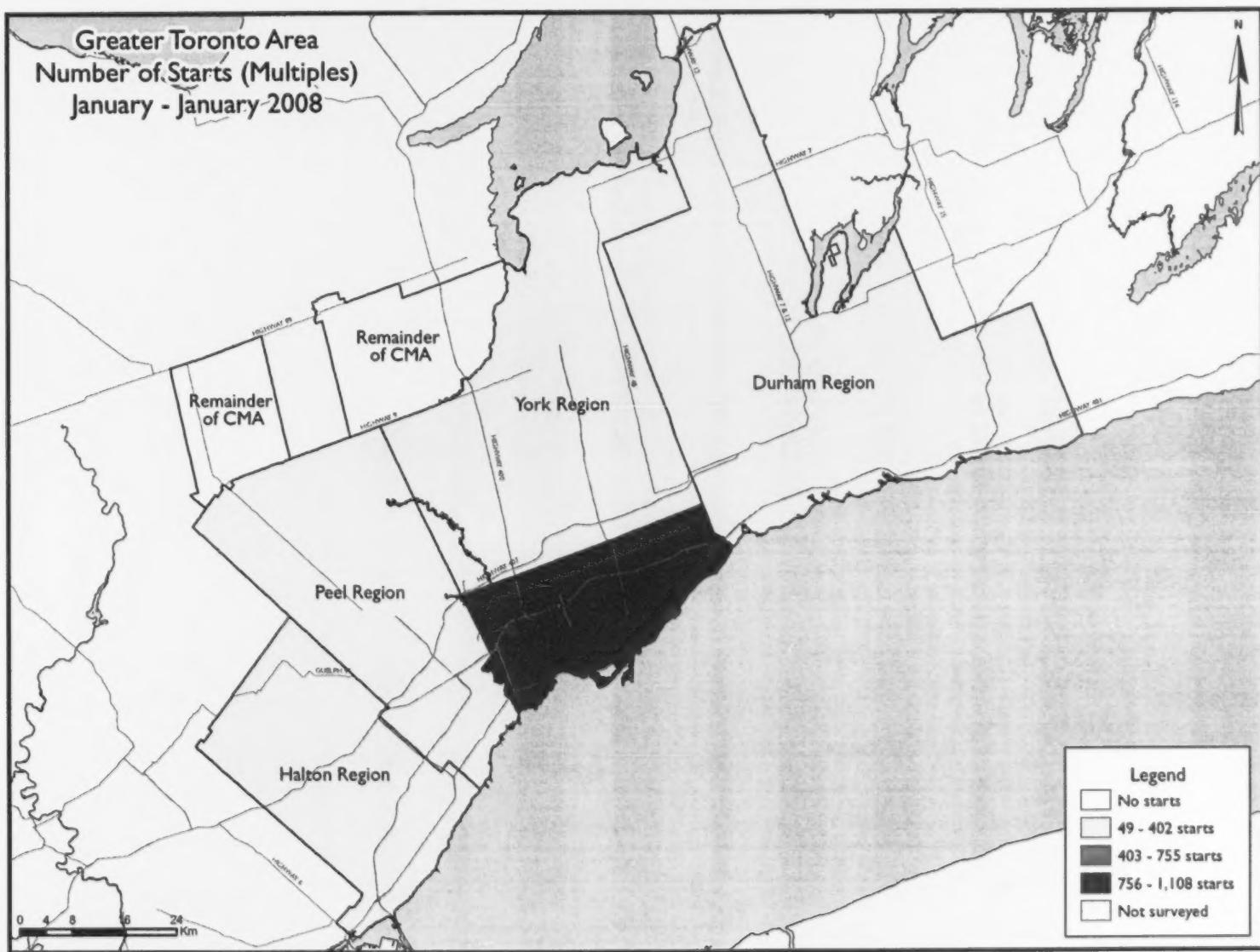
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ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby
Remainder of CMA	Bradford / West Gwillimbury, Town of Mono, New Tecumseth, Orangeville

HOUSING NOW REPORT TABLES

Available in ALL reports:

- 1 Housing Activity Summary of CMA
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- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
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- 1.1 Housing Activity Summary by Submarket
- 1.2 History of Housing Activity (once a year)
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- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

- n/a Not applicable
- *
- ** Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Activity Summary of Toronto CMA
January 2008

	Ownership						Rental		Total*	
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
January 2008	922	128	286	0	168	894	0	207	2,605	
January 2007	1,169	338	464	0	114	389	0	0	2,474	
% Change	-21.1	-62.1	-38.4	n/a	47.4	129.8	n/a	n/a	5.3	
Year-to-date 2008	922	128	286	0	168	894	0	207	2,605	
Year-to-date 2007	1,169	338	464	0	114	389	0	0	2,474	
% Change	-21.1	-62.1	-38.4	n/a	47.4	129.8	n/a	n/a	5.3	
UNDER CONSTRUCTION										
January 2008	9,903	1,662	3,326	23	955	27,835	4	2,542	46,250	
January 2007	8,827	1,710	3,297	24	1,060	23,254	0	2,284	40,456	
% Change	12.2	-2.8	0.9	-4.2	-9.9	19.7	n/a	11.3	14.3	
COMPLETIONS										
January 2008	946	118	242	0	27	450	0	14	1,797	
January 2007	1,531	190	255	1	82	2,553	0	67	4,679	
% Change	-38.2	-37.9	-5.1	-100.0	-67.1	-82.4	n/a	-79.1	-61.6	
Year-to-date 2008	946	118	242	0	27	450	0	14	1,797	
Year-to-date 2007	1,531	190	255	1	82	2,553	0	67	4,679	
% Change	-38.2	-37.9	-5.1	-100.0	-67.1	-82.4	n/a	-79.1	-61.6	
COMPLETED & NOT ABSORBED										
January 2008	462	54	176	0	24	211	14	164	1,105	
January 2007	483	136	175	1	31	769	8	210	1,813	
% Change	-4.3	-60.3	0.6	-100.0	-67.1	-72.6	75.0	-21.9	-39.1	
ABSORBED										
January 2008	909	119	248	0	28	434	0	27	1,765	
January 2007	1,404	110	239	0	89	2,528	0	39	4,409	
% Change	-35.3	8.2	3.8	n/a	-68.5	-82.8	n/a	-30.8	-60.0	
Year-to-date 2008	909	119	248	0	28	434	0	27	1,765	
Year-to-date 2007	1,404	110	239	0	89	2,528	0	39	4,409	
% Change	-35.3	8.2	3.8	n/a	-68.5	-82.8	n/a	-30.8	-60.0	

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table Ib: Housing Activity Summary of Oshawa CMA
January 2008

	Ownership						Rental	Total*		
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other				
STARTS										
January 2008	103	2	8	0	0	0	0	113		
January 2007	98	0	19	0	0	0	0	117		
% Change	5.1	n/a	-57.9	n/a	n/a	n/a	n/a	-3.4		
Year-to-date 2008	103	2	8	0	0	0	0	113		
Year-to-date 2007	98	0	19	0	0	0	0	117		
% Change	5.1	n/a	-57.9	n/a	n/a	n/a	n/a	-3.4		
UNDER CONSTRUCTION										
January 2008	1,199	8	181	0	181	203	0	1,918		
January 2007	1,251	4	186	0	110	522	1	2,074		
% Change	-4.2	100.0	-2.7	n/a	64.5	-61.1	-100.0	n/a		
Year-to-date 2008	1,199	8	181	0	181	203	0	1,918		
Year-to-date 2007	1,251	4	186	0	110	522	1	2,074		
% Change	-4.2	100.0	-2.7	n/a	64.5	-61.1	-100.0	n/a		
COMPLETIONS										
January 2008	138	2	13	0	0	36	0	189		
January 2007	175	4	24	0	11	36	0	250		
% Change	-21.1	-50.0	-45.8	n/a	-100.0	0.0	n/a	-24.4		
Year-to-date 2008	138	2	13	0	0	36	0	189		
Year-to-date 2007	175	4	24	0	11	36	0	250		
% Change	-21.1	-50.0	-45.8	n/a	-100.0	0.0	n/a	-24.4		
COMPLETED & NOT ABSORBED										
January 2008	40	1	15	0	12	97	0	165		
January 2007	51	3	20	0	2	17	0	93		
% Change	-21.6	-66.7	-25.0	n/a	**	**	n/a	77.4		
ABSORBED										
January 2008	143	4	14	0	5	24	0	190		
January 2007	168	3	19	0	9	21	0	220		
% Change	-14.9	33.3	-26.3	n/a	-44.4	14.3	n/a	-13.6		
Year-to-date 2008	143	4	14	0	5	24	0	190		
Year-to-date 2007	168	3	19	0	9	21	0	220		
% Change	-14.9	33.3	-26.3	n/a	-44.4	14.3	n/a	-13.6		

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1c: Housing Activity Summary of Greater Toronto Area
January 2008

	Ownership						Rental		Total*	
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
January 2008	1,003	130	294	0	202	894	0	207	2,730	
January 2007	1,274	338	483	0	114	389	0	0	2,598	
% Change	-21.3	-61.5	-39.1	n/a	77.2	129.8	n/a	n/a	5.1	
Year-to-date 2008	1,003	130	294	0	202	894	0	207	2,730	
Year-to-date 2007	1,274	338	483	0	114	389	0	0	2,598	
% Change	-21.3	-61.5	-39.1	n/a	77.2	129.8	n/a	n/a	5.1	
UNDER CONSTRUCTION										
January 2008	11,097	1,710	3,611	12	1,253	28,105	4	2,688	48,480	
January 2007	10,231	1,716	3,610	6	1,275	23,914	23	2,359	43,134	
% Change	8.5	-0.3	0.0	100.0	-1.7	17.5	-82.6	13.9	12.4	
COMPLETIONS										
January 2008	1,078	124	255	0	43	486	0	14	2,000	
January 2007	1,727	194	302	1	96	2,589	10	67	4,986	
% Change	-37.6	-36.1	-15.6	-100.0	-55.2	-81.2	-100.0	-79.1	-59.9	
Year-to-date 2008	1,078	124	255	0	43	486	0	14	2,000	
Year-to-date 2007	1,727	194	302	1	96	2,589	10	67	4,986	
% Change	-37.6	-36.1	-15.6	-100.0	-55.2	-81.2	-100.0	-79.1	-59.9	
COMPLETED & NOT ABSORBED										
January 2008	505	55	193	0	44	332	14	184	1,327	
January 2007	536	142	194	1	35	811	11	368	2,098	
% Change	-5.8	-61.3	-0.5	-100.0	25.7	-59.1	27.3	-50.0	-36.7	
ABSORBED										
January 2008	1,046	127	262	0	51	458	0	47	1,991	
January 2007	1,597	113	281	0	102	2,549	11	39	4,692	
% Change	-34.5	12.4	-6.8	n/a	-50.0	-82.0	-100.0	20.5	-57.6	
Year-to-date 2008	1,046	127	262	0	51	458	0	47	1,991	
Year-to-date 2007	1,597	113	281	0	102	2,549	11	39	4,692	
% Change	-34.5	12.4	-6.8	n/a	-50.0	-82.0	-100.0	20.5	-57.6	

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table I.1: Housing Activity Summary by Submarket
January 2008

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Toronto City									
January 2008	44	32	208	0	30	838	0	0	1,152
January 2007	92	68	141	0	0	389	0	0	690
York Region									
January 2008	343	64	45	0	8	0	0	7	467
January 2007	562	190	214	0	85	0	0	0	1,051
Peel Region									
January 2008	218	22	18	0	12	0	0	200	470
January 2007	234	50	48	0	23	0	0	0	355
Halton Region									
January 2008	280	4	0	0	134	56	0	0	474
January 2007	250	30	61	0	6	0	0	0	347
Durham Region									
January 2008	118	8	23	0	18	0	0	0	167
January 2007	136	0	19	0	0	0	0	0	155
Toronto CMA									
January 2008	922	128	286	0	168	894	0	207	2,605
January 2007	1,169	338	464	0	114	389	0	0	2,474
Oshawa CMA									
January 2008	103	2	8	0	0	0	0	0	113
January 2007	98	0	19	0	0	0	0	0	117
Greater Toronto Area									
January 2008	1,003	130	294	0	202	894	0	207	2,730
January 2007	1,274	338	483	0	114	389	0	0	2,598

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
January 2008

	Ownership								Total*	
	Freehold			Condominium			Rental			
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
UNDER CONSTRUCTION										
Toronto City										
January 2008	1,203	240	1,186	0	127	21,532	0	1,617	25,905	
January 2007	1,045	192	607	0	304	18,006	0	1,562	21,716	
York Region										
January 2008	3,258	428	915	1	315	2,688	4	80	7,689	
January 2007	3,113	654	1,213	4	264	1,762	0	60	7,070	
Peel Region										
January 2008	3,379	762	481	2	116	3,042	0	845	8,627	
January 2007	2,530	640	580	1	368	3,021	0	629	7,769	
Halton Region										
January 2008	1,518	124	578	0	469	640	0	0	3,329	
January 2007	1,387	126	614	1	170	603	22	108	3,031	
Durham Region										
January 2008	1,739	156	451	9	226	203	0	146	2,930	
January 2007	2,156	104	596	0	169	522	1	0	3,548	
Toronto CMA										
January 2008	9,903	1,662	3,326	23	955	27,835	4	2,542	46,250	
January 2007	8,827	1,710	3,297	24	1,060	23,254	0	2,284	40,456	
Oshawa CMA										
January 2008	1,199	8	181	0	181	203	0	146	1,918	
January 2007	1,251	4	186	0	110	522	1	0	2,074	
Greater Toronto Area										
January 2008	11,097	1,710	3,611	12	1,253	28,105	4	2,688	48,480	
January 2007	10,231	1,716	3,610	6	1,275	23,914	23	2,359	43,134	

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table I.1: Housing Activity Summary by Submarket
January 2008

	Ownership						Rental		Total*	
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other		
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other				
COMPLETIONS										
Toronto City										
January 2008	58	6	73	0	0	402	0	0	539	
January 2007	60	12	12	0	0	2,201	0	44	2,329	
York Region										
January 2008	298	66	84	0	0	0	0	14	462	
January 2007	561	40	98	0	48	280	0	0	1,027	
Peel Region										
January 2008	308	36	23	0	7	0	0	0	374	
January 2007	363	108	42	1	23	72	0	23	632	
Halton Region										
January 2008	185	8	31	0	36	48	0	0	308	
January 2007	230	20	91	0	14	0	10	0	365	
Durham Region										
January 2008	229	8	44	0	0	36	0	0	317	
January 2007	513	14	59	0	11	36	0	0	633	
Toronto CMA										
January 2008	946	118	242	0	27	450	0	14	1,797	
January 2007	1,531	190	255	1	82	2,553	0	67	4,679	
Oshawa CMA										
January 2008	138	2	13	0	0	36	0	0	189	
January 2007	175	4	24	0	11	36	0	0	250	
Greater Toronto Area										
January 2008	1,078	124	255	0	43	486	0	14	2,000	
January 2007	1,727	194	302	1	96	2,589	10	67	4,986	

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table I.1: Housing Activity Summary by Submarket**January 2008**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Toronto City									
January 2008	131	13	25	0	0	171	14	164	518
January 2007	116	16	113	0	0	737	8	210	1,200
York Region									
January 2008	45	4	30	0	17	40	0	0	136
January 2007	32	2	13	0	5	24	0	0	76
Peel Region									
January 2008	230	22	70	0	4	0	0	0	326
January 2007	260	108	31	1	19	6	0	0	425
Halton Region									
January 2008	41	1	8	0	11	24	0	20	105
January 2007	53	10	17	0	9	27	3	158	277
Durham Region									
January 2008	58	15	60	0	12	97	0	0	242
January 2007	75	6	20	0	2	17	0	0	120
Toronto CMA									
January 2008	462	54	176	0	24	211	14	164	1,105
January 2007	483	136	175	1	31	769	8	210	1,813
Oshawa CMA									
January 2008	40	1	15	0	12	97	0	0	165
January 2007	51	3	20	0	2	17	0	0	93
Greater Toronto Area									
January 2008	505	55	193	0	44	332	14	184	1,327
January 2007	536	142	194	1	35	811	11	368	2,098

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table I.1: Housing Activity Summary by Submarket
January 2008

	Ownership						Rental		Total*				
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other					
	Single	Semi.	Row, Apt. & Other	Single	Row and Semi	Apt. & Other							
ABSORBED													
Toronto City													
January 2008	74	4	72	0	0	386	0	13	549				
January 2007	73	12	13	0	4	2,172	0	16	2,290				
York Region													
January 2008	298	66	82	0	0	0	0	14	460				
January 2007	564	40	98	0	43	284	0	0	1,029				
Peel Region													
January 2008	248	39	23	0	7	0	0	0	317				
January 2007	239	32	21	0	35	72	0	23	422				
Halton Region													
January 2008	191	8	34	0	39	48	0	20	340				
January 2007	227	18	94	0	11	0	11	0	361				
Durham Region													
January 2008	235	10	51	0	5	24	0	0	325				
January 2007	494	11	55	0	9	21	0	0	590				
Toronto CMA													
January 2008	909	119	248	0	28	434	0	27	1,765				
January 2007	1,404	110	239	0	89	2,528	0	39	4,409				
Oshawa CMA													
January 2008	143	4	14	0	5	24	0	0	190				
January 2007	168	3	19	0	9	21	0	0	220				
Greater Toronto Area													
January 2008	1,046	127	262	0	51	458	0	47	1,991				
January 2007	1,597	113	281	0	102	2,549	11	39	4,692				

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2a: History of Housing Starts of Toronto CMA

1998 - 2007

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2007	14,741	2,820	4,401	28	1,246	9,396	4	657	33,293
% Change	4.8	1.0	14.0	-41.7	-11.7	-29.6	-50.0	-57.6	-10.2
2006	14,072	2,792	3,860	48	1,411	13,338	8	1,551	37,080
% Change	-10.6	-16.2	-17.7	-5.9	-19.4	-7.2	-93.3	1.4	-10.9
2005	15,746	3,333	4,690	51	1,751	14,376	119	1,530	41,596
% Change	-17.0	-5.2	7.5	-47.4	18.7	15.5	133.3	28.9	-1.2
2004	18,979	3,514	4,362	97	1,475	12,450	51	1,187	42,115
% Change	-3.1	-26.5	-1.4	136.6	29.3	-6.3	-67.3	-35.0	-7.4
2003	19,585	4,782	4,422	41	1,141	13,291	156	1,825	45,475
% Change	-11.2	-8.1	4.4	-35.9	-29.4	46.4	-49.2	51.6	3.8
2002	22,049	5,206	4,235	64	1,616	9,081	307	1,204	43,805
% Change	31.3	-6.7	27.7	28.0	8.2	-28.7	56.6	58.4	6.8
2001	16,793	5,582	3,317	50	1,494	12,738	196	760	41,017
% Change	-1.6	0.3	-27.8	-2.0	5.1	27.6	36.1	**	5.2
2000	17,068	5,564	4,595	51	1,422	9,981	144	133	38,982
% Change	10.0	13.0	26.4	**	-31.4	20.7	125.0	-66.0	11.7
1999	15,519	4,923	3,635	13	2,074	8,270	64	391	34,904
% Change	22.5	59.6	14.6	-45.8	-10.9	85.3	**	160.7	34.7
1998	12,672	3,084	3,172	24	2,328	4,463	17	150	25,910

Source: CMHC (Starts and Completions Survey)

Table I.2b: History of Housing Starts of Oshawa CMA
1998 - 2007

	Ownership						Rental		Total*	
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other		
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other				
2007	1,747	14	184	0	167	131	0	146	2,389	
% Change	-17.1	-22.2	-29.0	n/a	35.8	-73.0	-100.0	n/a	-20.2	
2006	2,108	18	259	0	123	486	1	0	2,995	
% Change	-8.4	80.0	5.3	n/a	**	54.8	-97.3	-100.0	2.1	
2005	2,301	10	246	0	22	314	37	4	2,934	
% Change	-2.3	-85.3	-49.9	n/a	-21.4	49.5	n/a	n/a	-6.9	
2004	2,356	68	491	0	28	210	0	0	3,153	
% Change	-23.4	-60.5	-10.6	n/a	n/a	191.7	n/a	-100.0	-19.3	
2003	3,074	172	549	0	0	72	0	40	3,907	
% Change	4.0	83.0	86.1	n/a	-100.0	-20.0	-100.0	n/a	11.9	
2002	2,955	94	295	0	40	90	16	0	3,490	
% Change	45.0	34.3	-31.6	n/a	n/a	n/a	-27.3	n/a	36.3	
2001	2,038	70	431	0	0	0	22	0	2,561	
% Change	-5.3	-18.6	5.4	n/a	-100.0	n/a	n/a	-100.0	-10.9	
2000	2,152	86	409	0	99	0	0	128	2,874	
% Change	0.1	**	123.5	n/a	15.1	n/a	-100.0	n/a	16.7	
1999	2,150	6	183	0	86	0	38	0	2,463	
% Change	53.6	-25.0	-38.6	n/a	75.5	n/a	n/a	-100.0	40.0	
1998	1,400	8	298	0	49	0	0	4	1,759	

Source: CMHC (Starts and Completions Survey)

Table 1.2c: History of Housing Starts in the Greater Toronto Area**1998 - 2007**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2007	16,621	2,890	4,674	18	1,605	9,615	4	803	36,230
% Change	2.1	-0.1	9.0	50.0	-4.1	-30.4	-76.5	-50.6	-10.8
2006	16,277	2,894	4,288	12	1,673	13,824	17	1,626	40,611
% Change	-11.5	-14.5	-15.2	-65.7	-16.0	-6.6	-90.0	-3.9	-10.8
2005	18,400	3,385	5,059	35	1,992	14,800	170	1,692	45,533
% Change	-14.7	-7.4	-0.3	-12.5	23.9	13.5	120.8	27.9	-1.9
2004	21,570	3,656	5,074	40	1,608	13,041	77	1,323	46,393
% Change	-5.3	-27.1	-3.5	**	14.0	-3.3	-50.6	-29.1	-7.6
2003	22,770	5,016	5,259	1	1,411	13,482	156	1,865	50,207
% Change	-9.9	-6.1	7.1	-96.3	-28.4	47.1	-52.1	54.9	4.0
2002	25,277	5,342	4,911	27	1,970	9,168	326	1,204	48,274
% Change	32.2	-6.6	26.3	17.4	18.7	-30.2	48.2	58.4	8.2
2001	19,120	5,722	3,889	23	1,659	13,141	220	760	44,620
% Change	-1.6	-0.2	-24.5	109.1	-0.3	30.0	52.8	191.2	4.9
2000	19,434	5,736	5,150	11	1,664	10,108	144	261	42,532
% Change	10.7	13.8	30.7	n/a	-29.2	10.8	34.6	-33.2	10.4
1999	17,563	5,039	3,940	0	2,349	9,119	107	391	38,523
% Change	23.8	56.1	1.8	-100.0	-9.5	90.9	**	153.9	33.5
1998	14,188	3,228	3,872	24	2,595	4,777	17	154	28,855

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
January 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		% Change
	Jan 2008	Jan 2007	Jan 2008	Jan 2007	Jan 2008	Jan 2007	Jan 2008	Jan 2007	Jan 2008	Jan 2007	
Toronto City	44	92	32	68	238	141	838	389	1,152	690	-3.0
Toronto	19	7	14	2	16	18	0	129	49	156	-68.6
East York	0	0	0	0	0	0	0	0	0	0	n/a
Etobicoke	9	6	0	0	5	89	127	0	141	95	48.4
North York	12	50	2	66	0	34	599	260	613	410	49.5
Scarborough	4	29	16	0	214	0	112	0	346	29	**
York	0	0	0	0	3	0	0	0	3	0	n/a
York Region	343	562	64	190	53	299	7	0	467	1,051	-53.3
Aurora	1	5	0	0	0	7	0	0	1	12	-91.7
East Gwillimbury	2	6	0	0	0	10	0	0	2	16	-87.5
Georgina Township	13	8	0	0	0	0	0	0	13	8	62.5
King Township	5	0	0	0	0	0	0	0	5	0	n/a
Markham	164	29	58	26	0	33	7	0	229	88	160.2
Newmarket	21	0	0	20	23	0	0	0	44	20	120.0
Richmond Hill	27	45	0	0	0	12	0	0	27	57	-52.6
Vaughan	86	358	0	98	30	233	0	0	116	689	-83.2
Whitchurch-Stouffville	24	111	6	46	0	4	0	0	30	161	-81.4
Peel Region	218	234	22	50	30	71	200	0	470	355	-32.4
Brampton	87	181	2	40	18	71	200	0	307	292	5.1
Caledon	2	1	0	0	0	0	0	0	2	1	100.0
Mississauga	129	52	20	10	12	0	0	0	161	62	159.7
Halton Region	280	250	6	30	132	67	56	0	474	347	-36.6
Burlington	57	24	2	0	32	0	0	0	91	24	**
Halton Hills	1	11	0	0	0	0	0	0	1	11	-90.9
Milton	127	112	4	30	100	6	56	0	287	148	93.9
Oakville	95	103	0	0	0	61	0	0	95	164	-42.1
Durham Region	118	136	8	0	41	19	0	0	167	155	7.7
Ajax	11	34	6	0	15	0	0	0	32	34	-5.9
Brock	0	0	0	0	0	0	0	0	0	0	n/a
Clarington	35	24	2	0	0	5	0	0	37	29	27.6
Oshawa	31	40	0	0	0	0	0	0	31	40	-22.5
Pickering	3	3	0	0	18	0	0	0	21	3	**
Scugog	0	0	0	0	0	0	0	0	0	0	n/a
Uxbridge	1	1	0	0	0	0	0	0	1	1	0.0
Whitby	37	34	0	0	8	14	0	0	45	48	-6.3
Remainder of Toronto CMA	79	17	0	0	0	0	0	0	79	17	**
Bradford West Gwillimbury	11	3	0	0	0	0	0	0	11	3	**
Town of Mono	1	2	0	0	0	0	0	0	1	2	-50.0
New Tecumseth	59	4	0	0	0	0	0	0	59	4	**
Orangeville	8	8	0	0	0	0	0	0	8	8	0.0
Toronto CMA	922	1,169	128	338	454	578	1,101	389	2,605	2,474	5.3
Oshawa CMA	103	98	2	0	8	19	0	0	113	117	-3.4
Greater Toronto Area (GTA)	1,003	1,274	132	338	494	597	1,101	389	2,730	2,598	5.1

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type

January - January 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
Toronto City	44	92	32	68	238	141	838	389	1,152	690	67.0
Toronto	19	7	14	2	16	18	0	129	49	156	-68.6
East York	0	0	0	0	0	0	0	0	0	0	n/a
Etobicoke	9	6	0	0	5	89	127	0	141	95	48.4
North York	12	50	2	66	0	34	599	260	613	410	49.5
Scarborough	4	29	16	0	214	0	112	0	346	29	**
York	0	0	0	0	3	0	0	0	3	0	n/a
Toronto Region	343	562	64	190	53	299	7	0	467	1,051	-55.6
Aurora	1	5	0	0	0	7	0	0	1	12	-91.7
East Gwillimbury	2	6	0	0	0	10	0	0	2	16	-87.5
Georgina Township	13	8	0	0	0	0	0	0	13	8	62.5
King Township	5	0	0	0	0	0	0	0	5	0	n/a
Markham	164	29	58	26	0	33	7	0	229	88	160.2
Newmarket	21	0	0	20	23	0	0	0	44	20	120.0
Richmond Hill	27	45	0	0	0	12	0	0	27	57	-52.6
Vaughan	86	358	0	98	30	233	0	0	116	689	-83.2
Whitchurch-Stouffville	24	111	6	46	0	4	0	0	30	161	-81.4
Peel Region	218	234	22	50	30	71	200	0	470	355	32.4
Brampton	87	181	2	40	18	71	200	0	307	292	5.1
Caledon	2	1	0	0	0	0	0	0	2	1	100.0
Mississauga	129	52	20	10	12	0	0	0	161	62	159.7
Halton Region	280	250	6	30	132	67	56	0	474	347	36.6
Burlington	57	24	2	0	32	0	0	0	91	24	**
Halton Hills	1	11	0	0	0	0	0	0	1	11	-90.9
Milton	127	112	4	30	100	6	56	0	287	148	93.9
Oakville	95	103	0	0	0	61	0	0	95	164	-42.1
Durham Region	118	136	8	0	41	19	0	0	167	155	7.7
Ajax	11	34	6	0	15	0	0	0	32	34	-5.9
Brock	0	0	0	0	0	0	0	0	0	0	n/a
Clarington	35	24	2	0	0	5	0	0	37	29	27.6
Oshawa	31	40	0	0	0	0	0	0	31	40	-22.5
Pickering	3	3	0	0	18	0	0	0	21	3	**
Scugog	0	0	0	0	0	0	0	0	0	0	n/a
Uxbridge	1	1	0	0	0	0	0	0	1	1	0.0
Whitby	37	34	0	0	8	14	0	0	45	48	-6.3
Remainder of Toronto CMA	79	17	0	0	0	0	0	0	79	17	**
Bradford West Gwillimbury	11	3	0	0	0	0	0	0	11	3	**
Town of Mono	1	2	0	0	0	0	0	0	1	2	-50.0
New Tecumseth	59	4	0	0	0	0	0	0	59	4	**
Orangeville	8	8	0	0	0	0	0	0	8	8	0.0
Toronto CMA	922	1,169	128	338	454	578	1,101	389	2,605	2,474	5.3
Oshawa CMA	103	98	2	0	8	19	0	0	113	117	-3.4
Greater Toronto Area (GTA)	1,003	1,274	132	338	494	597	1,101	389	2,730	2,598	5.1

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
January 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2008	Jan 2007	Jan 2008	Jan 2007	Jan 2008	Jan 2007	Jan 2008	Jan 2007
Toronto City	238	141	0	0	838	389	0	0
Toronto	16	18	0	0	0	129	0	0
East York	0	0	0	0	0	0	0	0
Etobicoke	5	89	0	0	127	0	0	0
North York	0	34	0	0	599	260	0	0
Scarborough	214	0	0	0	112	0	0	0
York	3	0	0	0	0	0	0	0
York Region	53	299	0	0	0	0	7	0
Aurora	0	7	0	0	0	0	0	0
East Gwillimbury	0	10	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	0	33	0	0	0	0	7	0
Newmarket	23	0	0	0	0	0	0	0
Richmond Hill	0	12	0	0	0	0	0	0
Vaughan	30	233	0	0	0	0	0	0
Whitchurch-Stouffville	0	4	0	0	0	0	0	0
Peel Region	30	71	0	0	0	0	200	0
Brampton	18	71	0	0	0	0	200	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	12	0	0	0	0	0	0	0
Halton Region	132	67	0	0	56	0	0	0
Burlington	32	0	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	100	6	0	0	56	0	0	0
Oakville	0	61	0	0	0	0	0	0
Durham Region	41	19	0	0	0	0	0	0
Ajax	15	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	5	0	0	0	0	0	0
Oshawa	0	0	0	0	0	0	0	0
Pickering	18	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	8	14	0	0	0	0	0	0
Remainder of Toronto CMA	0	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	454	578	0	0	894	389	207	0
Oshawa CMA	8	19	0	0	0	0	0	0
Greater Toronto Area (GTA)	494	597	0	0	894	389	207	0

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - January 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Toronto City	238	141	0	0	838	389	0	0
Toronto	16	18	0	0	0	129	0	0
East York	0	0	0	0	0	0	0	0
Etobicoke	5	89	0	0	127	0	0	0
North York	0	34	0	0	599	260	0	0
Scarborough	214	0	0	0	112	0	0	0
York	3	0	0	0	0	0	0	0
York Region	53	299	0	0	0	0	7	0
Aurora	0	7	0	0	0	0	0	0
East Gwillimbury	0	10	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	0	33	0	0	0	0	7	0
Newmarket	23	0	0	0	0	0	0	0
Richmond Hill	0	12	0	0	0	0	0	0
Vaughan	30	233	0	0	0	0	0	0
Whitchurch-Stouffville	0	4	0	0	0	0	0	0
Peel Region	30	71	0	0	0	0	200	0
Brampton	18	71	0	0	0	0	200	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	12	0	0	0	0	0	0	0
Halton Region	132	67	0	0	56	0	0	0
Burlington	32	0	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	100	6	0	0	56	0	0	0
Oakville	0	61	0	0	0	0	0	0
Durham Region	41	19	0	0	0	0	0	0
Ajax	15	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	5	0	0	0	0	0	0
Oshawa	0	0	0	0	0	0	0	0
Pickering	18	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	8	14	0	0	0	0	0	0
Remainder of Toronto CMA	0	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	454	578	0	0	894	389	207	0
Oshawa CMA	8	19	0	0	0	0	0	0
Greater Toronto Area (GTA)	494	597	0	0	894	389	207	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
January 2008

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2008	Jan 2007	Jan 2008	Jan 2007	Jan 2008	Jan 2007	Jan 2008	Jan 2007
Toronto City	284	301	868	389	0	0	1,152	690
Toronto	49	27	0	129	0	0	49	156
East York	0	0	0	0	0	0	0	0
Etobicoke	14	95	127	0	0	0	141	95
North York	14	150	599	260	0	0	613	410
Scarborough	204	29	142	0	0	0	346	29
York	3	0	0	0	0	0	3	0
York Region	452	966	8	85	7	0	467	1,051
Aurora	1	12	0	0	0	0	1	12
East Gwillimbury	2	16	0	0	0	0	2	16
Georgina Township	13	8	0	0	0	0	13	8
King Township	5	0	0	0	0	0	5	0
Markham	222	88	0	0	7	0	229	88
Newmarket	44	20	0	0	0	0	44	20
Richmond Hill	27	57	0	0	0	0	27	57
Vaughan	108	608	8	81	0	0	116	689
Whitchurch-Stouffville	30	157	0	4	0	0	30	161
Peel Region	258	332	12	23	200	0	470	355
Brampton	107	269	0	23	200	0	307	292
Caledon	2	1	0	0	0	0	2	1
Mississauga	149	62	12	0	0	0	161	62
Halton Region	284	341	190	6	0	0	474	347
Burlington	57	24	34	0	0	0	91	24
Halton Hills	1	11	0	0	0	0	1	11
Milton	131	142	156	6	0	0	287	148
Oakville	95	164	0	0	0	0	95	164
Durham Region	149	155	18	0	0	0	167	155
Ajax	32	34	0	0	0	0	32	34
Brock	0	0	0	0	0	0	0	0
Clarington	37	29	0	0	0	0	37	29
Oshawa	31	40	0	0	0	0	31	40
Pickering	3	3	18	0	0	0	21	3
Scugog	0	0	0	0	0	0	0	0
Uxbridge	1	1	0	0	0	0	1	1
Whitby	45	48	0	0	0	0	45	48
Remainder of Toronto CMA	79	17	0	0	0	0	79	17
Bradford West Gwillimbury	11	3	0	0	0	0	11	3
Town of Mono	1	2	0	0	0	0	1	2
New Tecumseth	59	4	0	0	0	0	59	4
Orangeville	8	8	0	0	0	0	8	8
Toronto CMA	1,336	1,971	1,062	503	207	0	2,605	2,474
Oshawa CMA	113	117	0	0	0	0	113	117
Greater Toronto Area (GTA)	1,427	2,095	1,096	503	207	0	2,730	2,551

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - January 2008

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Toronto City	284	301	868	389	0	0	1,152	690
Toronto	49	27	0	129	0	0	49	156
East York	0	0	0	0	0	0	0	0
Etobicoke	14	95	127	0	0	0	141	95
North York	14	150	599	260	0	0	613	410
Scarborough	204	29	142	0	0	0	346	29
York	3	0	0	0	0	0	3	0
York Region	452	966	8	85	7	0	467	1,051
Aurora	1	12	0	0	0	0	1	12
East Gwillimbury	2	16	0	0	0	0	2	16
Georgina Township	13	8	0	0	0	0	13	8
King Township	5	0	0	0	0	0	5	0
Markham	222	88	0	0	7	0	229	88
Newmarket	44	20	0	0	0	0	44	20
Richmond Hill	27	57	0	0	0	0	27	57
Vaughan	108	608	8	81	0	0	116	689
Whitchurch-Stouffville	30	157	0	4	0	0	30	161
Peel Region	258	332	12	23	200	0	470	355
Brampton	107	269	0	23	200	0	307	292
Caledon	2	1	0	0	0	0	2	1
Mississauga	149	62	12	0	0	0	161	62
Halton Region	284	341	190	6	0	0	474	347
Burlington	57	24	34	0	0	0	91	24
Halton Hills	1	11	0	0	0	0	1	11
Milton	131	142	156	6	0	0	287	148
Oakville	95	164	0	0	0	0	95	164
Durham Region	149	155	18	0	0	0	167	155
Ajax	32	34	0	0	0	0	32	34
Brock	0	0	0	0	0	0	0	0
Clarington	37	29	0	0	0	0	37	29
Oshawa	31	40	0	0	0	0	31	40
Pickering	3	3	18	0	0	0	21	3
Scugog	0	0	0	0	0	0	0	0
Uxbridge	1	1	0	0	0	0	1	1
Whitby	45	48	0	0	0	0	45	48
Remainder of Toronto CMA	79	17	0	0	0	0	79	17
Bradford West Gwillimbury	11	3	0	0	0	0	11	3
Town of Mono	1	2	0	0	0	0	1	2
New Tecumseth	59	4	0	0	0	0	59	4
Orangerville	8	8	0	0	0	0	8	8
Toronto CMA	1,336	1,971	1,062	503	207	0	2,605	2,474
Oshawa CMA	113	117	0	0	0	0	113	117
Greater Toronto Area (GTA)	1,427	2,095	1,096	503	207	0	2,730	2,598

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
January 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		% Change
	Jan 2008	Jan 2007	Jan 2008	Jan 2007	Jan 2008	Jan 2007	Jan 2008	Jan 2007	Jan 2008	Jan 2007	
Toronto City	58	60	6	12	73	12	102	245	539	2,329	-76.9
Toronto	12	6	2	0	13	0	242	1,769	269	1,775	-84.8
East York	1	1	0	0	0	0	0	0	1	1	0.0
Etobicoke	14	9	2	0	0	12	0	0	16	21	-23.8
North York	19	14	2	4	0	0	160	440	181	458	-60.5
Scarborough	12	29	0	0	48	0	0	0	60	29	106.9
York	0	1	0	8	12	0	0	36	12	45	-73.3
York Region	290	541	66	40	94	146	14	280	462	1,027	-55.0
Aurora	30	20	0	0	0	0	0	0	30	20	50.0
East Gwillimbury	0	16	0	0	0	0	0	0	0	16	-100.0
Georgina Township	15	6	0	0	0	0	0	0	15	6	150.0
King Township	1	2	0	0	0	0	0	0	1	2	-50.0
Markham	75	126	20	12	26	91	10	0	131	229	-42.8
Newmarket	4	12	0	0	13	12	0	0	17	24	-29.2
Richmond Hill	31	82	0	10	22	13	4	0	57	105	-45.7
Vaughan	99	221	46	18	23	30	0	280	168	549	-69.4
Whitchurch-Stouffville	43	76	0	0	0	0	0	0	43	76	-43.4
Peel Region	308	364	40	112	26	61	0	95	374	632	-40.1
Brampton	296	252	30	102	23	42	0	0	349	396	-11.9
Caledon	3	9	6	4	0	0	0	0	9	13	-30.8
Mississauga	9	103	4	6	3	19	0	95	16	223	-92.8
Halton Region	185	230	8	22	67	113	48	0	308	365	-15.6
Burlington	51	39	4	2	18	34	0	0	73	75	-2.7
Halton Hills	14	11	0	0	0	5	0	0	14	16	-12.5
Milton	34	107	4	18	18	37	48	0	104	162	-35.8
Oakville	86	73	0	2	31	37	0	0	117	112	4.5
Durham Region	229	513	8	14	44	70	36	36	317	633	-49.9
Ajax	55	307	6	10	27	27	0	0	88	344	-74.4
Brock	0	0	0	0	0	0	0	0	0	0	n/a
Clarington	36	34	0	0	4	5	36	36	76	75	1.3
Oshawa	54	91	0	0	0	18	0	0	54	109	-50.5
Pickering	14	9	0	0	0	0	0	0	14	9	55.6
Scugog	0	0	0	0	0	0	0	0	0	0	n/a
Uxbridge	22	22	0	0	4	8	0	0	26	30	-13.3
Whitby	48	50	2	4	9	12	0	0	59	66	-10.6
Remainder of Toronto CMA	57	10	2	0	0	0	1	0	59	10	**
Bradford West Gwillimbury	39	7	0	0	0	0	0	0	39	7	**
Town of Mono	5	1	0	0	0	0	0	0	5	1	**
New Tecumseth	8	8	2	0	0	0	0	0	10	8	25.0
Orangeville	5	2	0	0	0	0	0	0	5	2	150.0
Toronto CMA	946	1,532	124	194	263	333	464	2,620	1,797	4,679	-61.6
Oshawa CMA	138	175	2	4	13	35	36	36	189	250	-24.4
Greater Toronto Area (GTA)	1,078	1,728	128	200	294	402	500	2,656	2,000	4,958	-59.5

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type**January - January 2008**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
Toronto City	58	60	6	12	73	12	402	245	539	2,329	-76.9
Toronto	12	6	2	0	13	0	242	1,769	269	1,775	-84.8
East York	1	1	0	0	0	0	0	0	1	1	0.0
Etobicoke	14	9	2	0	0	12	0	0	16	21	-23.8
North York	19	14	2	4	0	0	160	440	181	458	-60.5
Scarborough	12	29	0	0	48	0	0	0	60	29	106.9
York	0	1	0	8	12	0	0	36	12	45	-73.3
York Region	298	561	56	40	84	146	14	280	162	1,022	-55.0
Aurora	30	20	0	0	0	0	0	0	30	20	50.0
East Gwillimbury	0	16	0	0	0	0	0	0	0	16	-100.0
Georgina Township	15	6	0	0	0	0	0	0	15	6	150.0
King Township	1	2	0	0	0	0	0	0	1	2	-50.0
Markham	75	126	20	12	26	91	10	0	131	229	-42.8
Newmarket	4	12	0	0	13	12	0	0	17	24	-29.2
Richmond Hill	31	82	0	10	22	13	4	0	57	105	-45.7
Vaughan	99	221	46	18	23	30	0	280	168	549	-69.4
Whitchurch-Stouffville	43	76	0	0	0	0	0	0	43	76	-43.4
Peel Region	308	364	40	112	26	61	0	95	374	632	-40.8
Brampton	296	252	30	102	23	42	0	0	349	396	-11.9
Caledon	3	9	6	4	0	0	0	0	9	13	-30.8
Mississauga	9	103	4	6	3	19	0	95	16	223	-92.8
Halton Region	185	230	8	22	67	113	48	0	308	365	-15.6
Burlington	51	39	4	2	18	34	0	0	73	75	-2.7
Halton Hills	14	11	0	0	0	5	0	0	14	16	-12.5
Milton	34	107	4	18	18	37	48	0	104	162	-35.8
Oakville	86	73	0	2	31	37	0	0	117	112	4.5
Durham Region	229	513	8	14	44	70	36	36	317	633	-49.9
Ajax	55	307	6	10	27	27	0	0	88	344	-74.4
Brock	0	0	0	0	0	0	0	0	0	0	n/a
Clarington	36	34	0	0	4	5	36	36	76	75	1.3
Oshawa	54	91	0	0	0	18	0	0	54	109	-50.5
Pickering	14	9	0	0	0	0	0	0	14	9	55.6
Scugog	0	0	0	0	0	0	0	0	0	0	n/a
Uxbridge	22	22	0	0	4	8	0	0	26	30	-13.3
Whitby	48	50	2	4	9	12	0	0	59	66	-10.6
Remainder of Toronto CMA	57	18	2	0	0	0	0	0	59	10	**
Bradford West Gwillimbury	39	7	0	0	0	0	0	0	39	7	**
Town of Mono	5	1	0	0	0	0	0	0	5	1	**
New Tecumseth	8	8	2	0	0	0	0	0	10	8	25.0
Orangeville	5	2	0	0	0	0	0	0	5	2	150.0
Toronto CMA	946	1,532	124	194	263	333	464	2,620	1,797	4,879	-61.6
Oshawa CMA	138	175	2	4	13	35	36	36	189	250	-24.4
Greater Toronto Area (GTA)	1,078	1,728	128	200	294	402	500	2,656	2,000	4,986	-59.9

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
January 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2008	Jan 2007	Jan 2008	Jan 2007	Jan 2008	Jan 2007	Jan 2008	Jan 2007
Toronto City	73	12	0	0	402	2,201	0	44
Toronto	13	0	0	0	242	1,725	0	44
East York	0	0	0	0	0	0	0	0
Etobicoke	0	12	0	0	0	0	0	0
North York	0	0	0	0	160	440	0	0
Scarborough	48	0	0	0	0	0	0	0
York	12	0	0	0	0	36	0	0
York Region	84	146	0	0	0	280	14	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	26	91	0	0	0	0	10	0
Newmarket	13	12	0	0	0	0	0	0
Richmond Hill	22	13	0	0	0	0	4	0
Vaughan	23	30	0	0	0	280	0	0
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
Peel Region	26	61	0	0	0	72	0	23
Brampton	23	42	0	0	0	0	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	3	19	0	0	0	72	0	23
Halton Region	67	105	0	8	48	0	0	0
Burlington	18	26	0	8	0	0	0	0
Halton Hills	0	5	0	0	0	0	0	0
Milton	18	37	0	0	48	0	0	0
Oakville	31	37	0	0	0	0	0	0
Durham Region	44	70	0	0	36	36	0	0
Ajax	27	27	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	4	5	0	0	36	36	0	0
Oshawa	0	18	0	0	0	0	0	0
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	4	8	0	0	0	0	0	0
Whitby	9	12	0	0	0	0	0	0
Remainder of Toronto CMA	0	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	263	333	0	0	450	2,553	14	57
Oshawa CMA	13	35	0	0	36	36	0	0
Greater Toronto Area (GTA)	294	394	0	8	486	2,589	14	57

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - January 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Toronto City	73	12	0	0	402	2,201	0	44
Toronto	13	0	0	0	242	1,725	0	44
East York	0	0	0	0	0	0	0	0
Etobicoke	0	12	0	0	0	0	0	0
North York	0	0	0	0	160	440	0	0
Scarborough	48	0	0	0	0	0	0	0
York	12	0	0	0	0	36	0	0
York Region	84	146	0	0	0	280	11	1
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	26	91	0	0	0	0	10	0
Newmarket	13	12	0	0	0	0	0	0
Richmond Hill	22	13	0	0	0	0	4	0
Vaughan	23	30	0	0	0	280	0	0
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
Peel Region	24	61	0	0	0	72	0	23
Brampton	23	42	0	0	0	0	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	3	19	0	0	0	72	0	23
Halton Region	67	105	0	8	48	0	0	0
Burlington	18	26	0	8	0	0	0	0
Halton Hills	0	5	0	0	0	0	0	0
Milton	18	37	0	0	48	0	0	0
Oakville	31	37	0	0	0	0	0	0
Durham Region	44	70	0	0	36	36	0	0
Ajax	27	27	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	4	5	0	0	36	36	0	0
Oshawa	0	18	0	0	0	0	0	0
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	4	8	0	0	0	0	0	0
Whitby	9	12	0	0	0	0	0	0
Remainder of Toronto CMA	0	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	263	333	0	0	450	2,553	14	67
Oshawa CMA	13	35	0	0	36	36	0	0
Greater Toronto Area (GTA)	294	394	0	8	486	2,589	14	67

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
January 2008

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2008	Jan 2007	Jan 2008	Jan 2007	Jan 2008	Jan 2007	Jan 2008	Jan 2007
Toronto City	137	84	402	2,201	0	44	539	2,323
Toronto	27	6	242	1,725	0	44	269	1,775
East York	1	1	0	0	0	0	1	1
Etobicoke	16	21	0	0	0	0	16	21
North York	21	18	160	440	0	0	181	458
Scarborough	60	29	0	0	0	0	60	29
York	12	9	0	36	0	0	12	45
York Region	448	699	0	326	14	0	462	1,027
Aurora	30	20	0	0	0	0	30	20
East Gwillimbury	0	16	0	0	0	0	0	16
Georgina Township	15	6	0	0	0	0	15	6
King Township	1	2	0	0	0	0	1	2
Markham	121	181	0	48	10	0	131	229
Newmarket	17	24	0	0	0	0	17	24
Richmond Hill	53	105	0	0	4	0	57	105
Vaughan	168	269	0	280	0	0	168	549
Whitchurch-Stouffville	43	76	0	0	0	0	43	76
Peel Region	367	513	7	96	0	23	374	632
Brampton	349	391	0	5	0	0	349	396
Caledon	5	13	4	0	0	0	9	13
Mississauga	13	109	3	91	0	23	16	223
Halton Region	224	341	84	14	0	10	308	365
Burlington	55	62	18	3	0	10	73	75
Halton Hills	14	16	0	0	0	0	14	16
Milton	38	162	66	0	0	0	104	162
Oakville	117	101	0	11	0	0	117	112
Durham Region	281	586	36	47	0	0	317	633
Ajax	88	344	0	0	0	0	88	344
Brock	0	0	0	0	0	0	0	0
Clarington	40	34	36	41	0	0	76	75
Oshawa	54	103	0	6	0	0	54	109
Pickering	14	9	0	0	0	0	14	9
Scugog	0	0	0	0	0	0	0	0
Uxbridge	26	30	0	0	0	0	26	30
Whitby	59	66	0	0	0	0	59	66
Remainder of Toronto CMA	57	18	2	0	0	0	59	18
Bradford West Gwillimbury	39	7	0	0	0	0	39	7
Town of Mono	5	1	0	0	0	0	5	1
New Tecumseth	8	8	2	0	0	0	10	8
Orangeville	5	2	0	0	0	0	5	2
Toronto CMA	1,306	1,976	477	2,636	14	67	1,797	4,679
Oshawa CMA	153	203	36	47	0	0	189	250
Greater Toronto Area (GTA)	1,457	2,223	529	2,686	14	77	2,000	4,986

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - January 2008

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Toronto City	137	84	402	2,201	0	44	539	2,329
Toronto	27	6	242	1,725	0	44	269	1,775
East York	1	1	0	0	0	0	1	1
Etobicoke	16	21	0	0	0	0	16	21
North York	21	18	160	440	0	0	181	458
Scarborough	60	29	0	0	0	0	60	29
York	12	9	0	36	0	0	12	45
York Region	448	699	0	328	14	0	162	1,027
Aurora	30	20	0	0	0	0	30	20
East Gwillimbury	0	16	0	0	0	0	0	16
Georgina Township	15	6	0	0	0	0	15	6
King Township	1	2	0	0	0	0	1	2
Markham	121	181	0	48	10	0	131	229
Newmarket	17	24	0	0	0	0	17	24
Richmond Hill	53	105	0	0	4	0	57	105
Vaughan	168	269	0	280	0	0	168	549
Whitchurch-Stouffville	43	76	0	0	0	0	43	76
Peel Region	367	513	7	96	0	23	374	632
Brampton	349	391	0	5	0	0	349	396
Caledon	5	13	4	0	0	0	9	13
Mississauga	13	109	3	91	0	23	16	223
Halton Region	224	341	04	14	0	10	308	365
Burlington	55	62	18	3	0	10	73	75
Halton Hills	14	16	0	0	0	0	14	16
Milton	38	162	66	0	0	0	104	162
Oakville	117	101	0	11	0	0	117	112
Durham Region	281	586	36	47	0	0	317	633
Ajax	88	344	0	0	0	0	88	344
Brock	0	0	0	0	0	0	0	0
Clarington	40	34	36	41	0	0	76	75
Oshawa	54	103	0	6	0	0	54	109
Pickering	14	9	0	0	0	0	14	9
Scugog	0	0	0	0	0	0	0	0
Uxbridge	26	30	0	0	0	0	26	30
Whitby	59	66	0	0	0	0	59	66
Remainder of Toronto CMA	57	18	2	0	0	0	59	18
Bradford West Gwillimbury	39	7	0	0	0	0	39	7
Town of Mono	5	1	0	0	0	0	5	1
New Tecumseth	8	8	2	0	0	0	10	8
Orangeville	5	2	0	0	0	0	5	2
Toronto CMA	1,306	1,976	477	2,636	14	67	1,797	4,679
Oshawa CMA	153	203	36	47	0	0	189	250
Greater Toronto Area (GTA)	1,457	2,223	529	2,686	14	77	2,000	4,986

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2008

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)			
	< \$300,000		\$300,000 - \$349,999		\$350,000 - \$399,999		\$400,000 - \$499,999		\$500,000 +							
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)						
Toronto City																
January 2008	0	0.0	2	2.7	3	4.1	6	8.1	63	85.1	74	900,000	1,023,424			
January 2007	0	0.0	11	15.1	11	15.1	4	5.5	47	64.4	73	749,000	849,165			
Year-to-date 2008	0	0.0	2	2.7	3	4.1	6	8.1	63	85.1	74	900,000	1,023,424			
Year-to-date 2007	0	0.0	11	15.1	11	15.1	4	5.5	47	64.4	73	749,000	849,165			
Toronto																
January 2008	0	0.0	0	0.0	0	0.0	2	15.4	11	84.6	13	799,999	1,053,923			
January 2007	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--			
Year-to-date 2008	0	0.0	0	0.0	0	0.0	2	15.4	11	84.6	13	799,999	1,053,923			
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--			
East York																
January 2008	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--			
January 2007	0	0.0	0	0.0	1	25.0	0	0.0	3	75.0	4	--	--			
Year-to-date 2008	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--			
Year-to-date 2007	0	0.0	0	0.0	1	25.0	0	0.0	3	75.0	4	--	--			
Etobicoke																
January 2008	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--			
January 2007	0	0.0	0	0.0	0	0.0	2	16.7	10	83.3	12	749,000	875,650			
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--			
Year-to-date 2007	0	0.0	0	0.0	0	0.0	2	16.7	10	83.3	12	749,000	875,650			
North York																
January 2008	0	0.0	0	0.0	0	0.0	1	2.4	40	97.6	41	1,099,000	1,165,932			
January 2007	0	0.0	0	0.0	0	0.0	0	0.0	21	100.0	21	1,200,000	1,280,429			
Year-to-date 2008	0	0.0	0	0.0	0	0.0	1	2.4	40	97.6	41	1,099,000	1,165,932			
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	21	100.0	21	1,200,000	1,280,429			
Scarborough																
January 2008	0	0.0	2	18.2	3	27.3	2	18.2	4	36.4	11	410,990	435,107			
January 2007	0	0.0	11	37.9	10	34.5	2	6.9	6	20.7	29	376,990	437,925			
Year-to-date 2008	0	0.0	2	18.2	3	27.3	2	18.2	4	36.4	11	410,990	435,107			
Year-to-date 2007	0	0.0	11	37.9	10	34.5	2	6.9	6	20.7	29	376,990	437,925			
York																
January 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
January 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
Year-to-date 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
Year-to-date 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2008

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)			
	< \$300,000		\$300,000 - \$349,999		\$350,000 - \$399,999		\$400,000 - \$499,999		\$500,000 +							
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)						
York Region																
January 2008	3	1.0	23	7.7	37	12.4	122	40.9	113	37.9	298	458,490	490,106			
January 2007	15	2.7	28	5.0	40	7.1	213	37.8	268	47.5	564	498,990	523,061			
Year-to-date 2008	3	1.0	23	7.7	37	12.4	122	40.9	113	37.9	298	458,490	490,106			
Year-to-date 2007	15	2.7	28	5.0	40	7.1	213	37.8	268	47.5	564	498,990	523,061			
Aurora																
January 2008	0	0.0	0	0.0	2	6.7	16	53.3	12	40.0	30	452,945	478,763			
January 2007	0	0.0	0	0.0	1	5.0	12	60.0	7	35.0	20	498,945	514,028			
Year-to-date 2008	0	0.0	0	0.0	2	6.7	16	53.3	12	40.0	30	452,945	478,763			
Year-to-date 2007	0	0.0	0	0.0	1	5.0	12	60.0	7	35.0	20	498,945	514,028			
East Gwillimbury																
January 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
January 2007	6	37.5	8	50.0	0	0.0	0	0.0	2	12.5	16	309,945	364,583			
Year-to-date 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
Year-to-date 2007	6	37.5	8	50.0	0	0.0	0	0.0	2	12.5	16	309,945	364,583			
Georgina Township																
January 2008	2	13.3	5	33.3	4	26.7	0	0.0	4	26.7	15	359,000	405,279			
January 2007	5	83.3	0	0.0	0	0.0	0	0.0	1	16.7	6	--	--			
Year-to-date 2008	2	13.3	5	33.3	4	26.7	0	0.0	4	26.7	15	359,000	405,279			
Year-to-date 2007	5	83.3	0	0.0	0	0.0	0	0.0	1	16.7	6	--	--			
King Township																
January 2008	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--			
January 2007	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--			
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--			
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--			
Markham																
January 2008	0	0.0	11	14.7	26	34.7	26	34.7	12	16.0	75	402,990	444,714			
January 2007	0	0.0	16	12.7	12	9.5	22	17.5	76	60.3	126	506,990	482,660			
Year-to-date 2008	0	0.0	11	14.7	26	34.7	26	34.7	12	16.0	75	402,990	444,714			
Year-to-date 2007	0	0.0	16	12.7	12	9.5	22	17.5	76	60.3	126	506,990	482,660			
Newmarket																
January 2008	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--			
January 2007	2	16.7	4	33.3	6	50.0	0	0.0	0	0.0	12	347,400	341,650			
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--			
Year-to-date 2007	2	16.7	4	33.3	6	50.0	0	0.0	0	0.0	12	347,400	341,650			
Richmond Hill																
January 2008	0	0.0	0	0.0	1	3.2	13	41.9	17	54.8	31	504,918	558,636			
January 2007	0	0.0	0	0.0	0	0.0	22	26.8	60	73.2	82	526,240	552,442			
Year-to-date 2008	0	0.0	0	0.0	1	3.2	13	41.9	17	54.8	31	504,918	558,636			
Year-to-date 2007	0	0.0	0	0.0	0	0.0	22	26.8	60	73.2	82	526,240	552,442			
Vaughan																
January 2008	1	1.0	0	0.0	2	2.0	36	36.4	60	60.6	99	515,990	545,708			
January 2007	1	0.5	0	0.0	13	5.9	97	44.1	109	49.5	220	499,945	585,078			
Year-to-date 2008	1	1.0	0	0.0	2	2.0	36	36.4	60	60.6	99	515,990	545,708			
Year-to-date 2007	1	0.5	0	0.0	13	5.9	97	44.1	109	49.5	220	499,945	585,078			
Whitchurch-Stouffville																
January 2008	0	0.0	7	16.3	2	4.7	31	72.1	3	7.0	43	408,040	404,165			
January 2007	1	1.3	0	0.0	8	10.0	60	75.0	11	13.8	80	444,063	462,437			
Year-to-date 2008	0	0.0	7	16.3	2	4.7	31	72.1	3	7.0	43	408,040	404,165			
Year-to-date 2007	1	1.3	0	0.0	8	10.0	60	75.0	11	13.8	80	444,063	462,437			

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2008

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)			
	< \$300,000		\$300,000 - \$349,999		\$350,000 - \$399,999		\$400,000 - \$499,999		\$500,000 +							
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)						
Peel Region																
January 2008	3	1.2	40	16.1	78	31.5	76	30.6	51	20.6	248	401,990	429,955			
January 2007	3	1.3	34	14.2	50	20.9	93	38.9	59	24.7	239	422,900	472,982			
Year-to-date 2008	3	1.2	40	16.1	78	31.5	76	30.6	51	20.6	248	401,990	429,955			
Year-to-date 2007	3	1.3	34	14.2	50	20.9	93	38.9	59	24.7	239	422,900	472,982			
Brampton																
January 2008	3	1.3	40	17.2	78	33.5	75	32.2	37	15.9	233	397,900	419,806			
January 2007	3	2.3	34	26.0	45	34.4	41	31.3	8	6.1	131	379,900	392,131			
Year-to-date 2008	3	1.3	40	17.2	78	33.5	75	32.2	37	15.9	233	397,900	419,806			
Year-to-date 2007	3	2.3	34	26.0	45	34.4	41	31.3	8	6.1	131	379,900	392,131			
Caledon																
January 2008	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--			
January 2007	0	0.0	0	0.0	0	0.0	2	22.2	7	77.8	9	--	--			
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--			
Year-to-date 2007	0	0.0	0	0.0	0	0.0	2	22.2	7	77.8	9	--	--			
Mississauga																
January 2008	0	0.0	0	0.0	0	0.0	1	8.3	11	91.7	12	570,900	582,417			
January 2007	0	0.0	0	0.0	5	5.1	50	50.5	44	44.4	99	459,900	554,734			
Year-to-date 2008	0	0.0	0	0.0	0	0.0	1	8.3	11	91.7	12	570,900	582,417			
Year-to-date 2007	0	0.0	0	0.0	5	5.1	50	50.5	44	44.4	99	459,900	554,734			
Halton Region																
January 2008	0	0.0	6	3.1	58	30.4	55	28.8	72	37.7	191	437,990	540,541			
January 2007	5	2.2	32	14.1	66	29.1	51	22.5	73	32.2	227	405,900	529,218			
Year-to-date 2008	0	0.0	6	3.1	58	30.4	55	28.8	72	37.7	191	437,990	540,541			
Year-to-date 2007	5	2.2	32	14.1	66	29.1	51	22.5	73	32.2	227	405,900	529,218			
Burlington																
January 2008	0	0.0	1	1.9	24	46.2	18	34.6	9	17.3	52	400,495	547,302			
January 2007	4	9.8	5	12.2	12	29.3	5	12.2	15	36.6	41	399,000	553,385			
Year-to-date 2008	0	0.0	1	1.9	24	46.2	18	34.6	9	17.3	52	400,495	547,302			
Year-to-date 2007	4	9.8	5	12.2	12	29.3	5	12.2	15	36.6	41	399,000	553,385			
Halton Hills																
January 2008	0	0.0	3	17.6	8	47.1	5	29.4	1	5.9	17	390,900	401,559			
January 2007	0	0.0	1	9.1	5	45.5	4	36.4	1	9.1	11	399,990	415,115			
Year-to-date 2008	0	0.0	3	17.6	8	47.1	5	29.4	1	5.9	17	390,900	401,559			
Year-to-date 2007	0	0.0	1	9.1	5	45.5	4	36.4	1	9.1	11	399,990	415,115			
Milton																
January 2008	0	0.0	2	5.4	26	70.3	8	21.6	1	2.7	37	390,900	404,792			
January 2007	1	1.0	25	23.8	48	45.7	31	29.5	0	0.0	105	389,900	381,326			
Year-to-date 2008	0	0.0	2	5.4	26	70.3	8	21.6	1	2.7	37	390,900	404,792			
Year-to-date 2007	1	1.0	25	23.8	48	45.7	31	29.5	0	0.0	105	389,900	381,326			
Oakville																
January 2008	0	0.0	0	0.0	0	0.0	24	28.2	61	71.8	85	548,990	623,291			
January 2007	0	0.0	1	1.4	1	1.4	11	15.7	57	81.4	70	595,990	754,832			
Year-to-date 2008	0	0.0	0	0.0	0	0.0	24	28.2	61	71.8	85	548,990	623,291			
Year-to-date 2007	0	0.0	1	1.4	1	1.4	11	15.7	57	81.4	70	595,990	754,832			

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2008

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)			
	< \$300,000		\$300,000 - \$349,999		\$350,000 - \$399,999		\$400,000 - \$499,999		\$500,000 +							
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)						
Durham Region																
January 2008	68	28.9	35	14.9	28	11.9	41	17.4	63	26.8	235	372,990	406,090			
January 2007	134	27.1	77	15.6	81	16.4	159	32.2	43	8.7	494	370,945	374,916			
Year-to-date 2008	68	28.9	35	14.9	28	11.9	41	17.4	63	26.8	235	372,990	406,090			
Year-to-date 2007	134	27.1	77	15.6	81	16.4	159	32.2	43	8.7	494	370,945	374,916			
Ajax																
January 2008	0	0.0	1	1.8	3	5.4	18	32.1	34	60.7	56	507,150	515,523			
January 2007	27	9.2	47	15.9	52	17.6	134	45.4	35	11.9	295	421,100	411,929			
Year-to-date 2008	0	0.0	1	1.8	3	5.4	18	32.1	34	60.7	56	507,150	515,523			
Year-to-date 2007	27	9.2	47	15.9	52	17.6	134	45.4	35	11.9	295	421,100	411,929			
Brock																
January 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
January 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
Year-to-date 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
Year-to-date 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
Clarington																
January 2008	21	51.2	6	14.6	8	19.5	2	4.9	4	9.8	41	294,990	347,229			
January 2007	22	71.0	4	12.9	1	3.2	4	12.9	0	0.0	31	250,900	283,201			
Year-to-date 2008	21	51.2	6	14.6	8	19.5	2	4.9	4	9.8	41	294,990	347,229			
Year-to-date 2007	22	71.0	4	12.9	1	3.2	4	12.9	0	0.0	31	250,900	283,201			
Oshawa																
January 2008	26	48.1	10	18.5	7	13.0	9	16.7	2	3.7	54	311,195	329,396			
January 2007	60	65.2	12	13.0	10	10.9	7	7.6	3	3.3	92	268,695	301,699			
Year-to-date 2008	26	48.1	10	18.5	7	13.0	9	16.7	2	3.7	54	311,195	329,396			
Year-to-date 2007	60	65.2	12	13.0	10	10.9	7	7.6	3	3.3	92	268,695	301,699			
Pickering																
January 2008	0	0.0	0	0.0	0	0.0	0	0.0	14	100.0	14	615,500	609,786			
January 2007	0	0.0	2	22.2	6	66.7	0	0.0	1	11.1	9	--	--			
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	14	100.0	14	615,500	609,786			
Year-to-date 2007	0	0.0	2	22.2	6	66.7	0	0.0	1	11.1	9	--	--			
Scugog																
January 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
January 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
Year-to-date 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
Year-to-date 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
Uxbridge																
January 2008	0	0.0	8	36.4	1	4.5	6	27.3	7	31.8	22	437,150	442,332			
January 2007	13	59.1	1	4.5	3	13.6	3	13.6	2	9.1	22	278,800	346,650			
Year-to-date 2008	0	0.0	8	36.4	1	4.5	6	27.3	7	31.8	22	437,150	442,332			
Year-to-date 2007	13	59.1	1	4.5	3	13.6	3	13.6	2	9.1	22	278,800	346,650			
Whitby																
January 2008	21	43.8	10	20.8	9	18.8	6	12.5	2	4.2	48	326,990	338,955			
January 2007	12	26.7	11	24.4	9	20.0	11	24.4	2	4.4	45	345,990	356,696			
Year-to-date 2008	21	43.8	10	20.8	9	18.8	6	12.5	2	4.2	48	326,990	338,955			
Year-to-date 2007	12	26.7	11	24.4	9	20.0	11	24.4	2	4.4	45	345,990	356,696			

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2008

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)			
	< \$300,000		\$300,000 - \$349,999		\$350,000 - \$399,999		\$400,000 - \$499,999		\$500,000 +							
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)						
Remainder of Toronto CMA																
January 2008	9	15.5	21	36.2	12	20.7	4	6.9	12	20.7	58	349,990	394,376			
January 2007	8	50.0	5	31.3	1	6.3	1	6.3	1	6.3	16	304,950	335,186			
Year-to-date 2008	9	15.5	21	36.2	12	20.7	4	6.9	12	20.7	58	349,990	394,376			
Year-to-date 2007	8	50.0	5	31.3	1	6.3	1	6.3	1	6.3	16	304,950	335,186			
Bradford West Gwillimbury																
January 2008	7	17.9	18	46.2	11	28.2	3	7.7	0	0.0	39	340,990	340,466			
January 2007	3	42.9	2	28.6	1	14.3	1	14.3	0	0.0	7	--	--			
Year-to-date 2008	7	17.9	18	46.2	11	28.2	3	7.7	0	0.0	39	340,990	340,466			
Year-to-date 2007	3	42.9	2	28.6	1	14.3	1	14.3	0	0.0	7	--	--			
Town of Mono																
January 2008	0	0.0	0	0.0	0	0.0	1	16.7	5	83.3	6	--	--			
January 2007	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--			
Year-to-date 2008	0	0.0	0	0.0	0	0.0	1	16.7	5	83.3	6	--	--			
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--			
New Tecumseth																
January 2008	2	25.0	0	0.0	1	12.5	0	0.0	5	62.5	8	--	--			
January 2007	5	62.5	3	37.5	0	0.0	0	0.0	0	0.0	8	--	--			
Year-to-date 2008	2	25.0	0	0.0	1	12.5	0	0.0	5	62.5	8	--	--			
Year-to-date 2007	5	62.5	3	37.5	0	0.0	0	0.0	0	0.0	8	--	--			
Orangeville																
January 2008	0	0.0	3	60.0	0	0.0	0	0.0	2	40.0	5	--	--			
January 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
Year-to-date 2008	0	0.0	3	60.0	0	0.0	0	0.0	2	40.0	5	--	--			
Year-to-date 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
Toronto CMA																
January 2008	15	1.7	100	11.0	168	18.5	269	29.6	357	39.3	909	450,000	520,582			
January 2007	67	4.8	155	11.0	217	15.5	494	35.2	471	33.5	1,404	449,945	502,469			
Year-to-date 2008	15	1.7	100	11.0	168	18.5	269	29.6	357	39.3	909	450,000	520,582			
Year-to-date 2007	67	4.8	155	11.0	217	15.5	494	35.2	471	33.5	1,404	449,945	502,469			
Oshawa CMA																
January 2008	68	47.6	26	18.2	24	16.8	17	11.9	8	5.6	143	314,990	337,717			
January 2007	94	56.0	27	16.1	20	11.9	22	13.1	5	3.0	168	285,990	313,017			
Year-to-date 2008	68	47.6	26	18.2	24	16.8	17	11.9	8	5.6	143	314,990	337,717			
Year-to-date 2007	94	56.0	27	16.1	20	11.9	22	13.1	5	3.0	168	285,990	313,017			
Greater Toronto Area																
January 2008	74	7.1	106	10.1	204	19.5	300	28.7	362	34.6	1,046	434,990	503,908			
January 2007	157	9.8	182	11.4	248	15.5	520	32.6	490	30.7	1,597	433,900	485,522			
Year-to-date 2008	74	7.1	106	10.1	204	19.5	300	28.7	362	34.6	1,046	434,990	503,908			
Year-to-date 2007	157	9.8	182	11.4	248	15.5	520	32.6	490	30.7	1,597	433,900	485,522			

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units
January 2008**

Submarket	Jan 2008	Jan 2007	% Change	YTD 2008	YTD 2007	% Change
Toronto City	1,023,424	849,165	-20.5	1,023,424	849,165	-20.5
Toronto	1,053,923	--	n/a	1,053,923	--	n/a
East York	--	--	n/a	--	--	n/a
Etobicoke	--	875,650	n/a	--	875,650	n/a
North York	1,165,932	1,280,429	-8.9	1,165,932	1,280,429	-8.9
Scarborough	435,107	437,925	-0.6	435,107	437,925	-0.6
York	--	--	n/a	--	--	n/a
York Region	490,106	523,061	-6.3	490,106	523,061	-6.3
Aurora	478,763	514,028	-6.9	478,763	514,028	-6.9
East Gwillimbury	--	364,583	n/a	--	364,583	n/a
Georgina Township	405,279	--	n/a	405,279	--	n/a
King Township	--	--	n/a	--	--	n/a
Markham	444,714	482,660	-7.9	444,714	482,660	-7.9
Newmarket	--	341,650	n/a	--	341,650	n/a
Richmond Hill	558,636	552,442	1.1	558,636	552,442	1.1
Vaughan	545,708	585,078	-6.7	545,708	585,078	-6.7
Whitchurch-Stouffville	404,165	462,437	-12.6	404,165	462,437	-12.6
Peel Region	429,955	472,982	-9.1	429,955	472,982	-9.1
Brampton	419,806	392,131	7.1	419,806	392,131	7.1
Caledon	--	--	n/a	--	--	n/a
Mississauga	582,417	554,734	5.0	582,417	554,734	5.0
Halton Region	540,541	529,218	2.1	540,541	529,218	2.1
Burlington	547,302	553,385	-1.1	547,302	553,385	-1.1
Halton Hills	401,559	415,115	-3.3	401,559	415,115	-3.3
Milton	404,792	381,326	6.2	404,792	381,326	6.2
Oakville	623,291	754,832	-17.4	623,291	754,832	-17.4
Durham Region	406,090	374,916	8.3	406,090	374,916	8.3
Ajax	515,523	411,929	25.1	515,523	411,929	25.1
Brock	--	--	n/a	--	--	n/a
Clarington	347,229	283,201	22.6	347,229	283,201	22.6
Oshawa	329,396	301,699	9.2	329,396	301,699	9.2
Pickering	609,786	--	n/a	609,786	--	n/a
Scugog	--	--	n/a	--	--	n/a
Uxbridge	442,332	346,650	27.6	442,332	346,650	27.6
Whitby	338,955	356,696	-5.0	338,955	356,696	-5.0
Remainder of Toronto CMA	394,376	335,186	17.7	394,376	335,186	17.7
Bradford West Gwillimbury	340,466	--	n/a	340,466	--	n/a
Town of Mono	--	--	n/a	--	--	n/a
New Tecumseth	--	--	n/a	--	--	n/a
Orangeville	--	--	n/a	--	--	n/a
Toronto CMA	520,582	502,469	3.6	520,582	502,469	3.6
Oshawa CMA	337,717	313,017	7.9	337,717	313,017	7.9
Greater Toronto Area (GTA)	503,908	485,522	3.8	503,908	485,522	3.8

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto
January 2008

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to-New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$)
								SA		SA
2007	January	5,173	12.8	7,986	12,570	13,311	60.0	353,724	6.3	369,001
	February	6,772	0.2	7,483	11,880	12,597	59.4	368,687	4.2	364,193
	March	8,518	-2.2	7,506	15,218	12,699	59.1	365,285	3.4	361,760
	April	9,452	13.0	7,842	15,793	13,086	59.9	379,025	3.4	366,258
	May	11,106	17.7	8,079	17,419	13,058	61.9	382,689	4.7	368,491
	June	10,451	19.7	8,260	14,655	12,936	63.9	381,963	6.7	371,434
	July	8,912	25.8	8,498	12,600	13,060	65.1	366,012	7.0	373,002
	August	8,057	15.5	7,879	12,109	12,509	63.0	361,898	7.0	375,050
	September	6,866	3.7	7,665	13,653	12,657	60.6	380,132	8.9	376,493
	October	7,918	15.2	7,828	13,370	12,854	60.9	394,583	10.7	389,624
	November	7,293	16.5	8,072	10,689	13,353	60.5	393,543	10.7	392,257
	December	4,646	4.5	8,066	5,137	12,973	62.2	394,931	17.5	415,073
2008	January	5,075	-1.9	7,798	11,764	12,574	62.0	374,449	5.9	389,423
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2007	20,463	2.1		39,668			363,488	4.2	
	Q1 2008	N/A			N/A			N/A		
	YTD 2007	5,173	12.8		12,570			353,724	6.3	
	YTD 2008	5,075	-1.9		11,764			374,449	5.9	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

¹Source: CREA

²Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Oshawa
January 2008

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings	New Listings SA ¹	Sales-to-New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$ SA)
2007	January	581	8.8	861	1,519	1,510	57.0	265,508	5.9	271,996
	February	791	-3.7	855	1,364	1,369	62.4	263,039	2.3	262,096
	March	969	-1.4	819	1,532	1,250	65.5	265,022	2.7	262,918
	April	1,083	16.3	848	1,795	1,420	59.8	232,285	-11.3	230,654
	May	1,192	16.9	889	1,958	1,486	59.8	275,723	4.4	269,687
	June	1,110	16.2	879	1,596	1,421	61.9	271,394	2.1	264,660
	July	958	19.8	895	1,393	1,479	60.5	267,497	3.1	266,117
	August	884	16.3	889	1,440	1,452	61.2	265,493	2.3	265,945
	September	721	0.1	752	1,519	1,402	53.7	271,149	5.8	270,526
	October	811	16.4	877	1,458	1,500	58.5	273,742	6.6	274,423
	November	694	9.5	840	1,057	1,466	57.3	272,532	8.9	275,237
	December	423	-15.2	757	522	1,486	51.0	273,379	10.0	283,250
2008	January	554	-4.6	815	1,558	1,532	53.2	243,652	-8.2	249,969
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2007	2341	0.0	4112				264,572	3.3	
	Q1 2008	N/A		N/A				N/A		
	YTD 2007	581	8.8	861				265,508	5.9	
	YTD 2008	554	-4.6	815				243,652	-8.2	

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¹Source: CREA

²Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators Toronto CMA

January 2008

		Interest Rates		NHPI, Total, Toronto CMA 1997=100	CPI, 2002 =100	Toronto Labour Market				Average Weekly Earnings (\$)		
		Mortgage Rates (%)				Employment SA (.000)	Unemployment Rate (%) SA	Participation Rate (%) SA				
		P & I Per \$100,000	1 Yr. Term	5 Yr. Term								
2007	January	679	6.50	6.65	139.0	108.2	2,843	6.6	69.0	789		
	February	679	6.50	6.65	139.2	109.3	2,864	6.5	69.3	785		
	March	669	6.40	6.49	139.4	110.3	2,864	6.8	69.4	784		
	April	678	6.60	6.64	139.4	110.8	2,857	6.9	69.3	789		
	May	709	6.85	7.14	140.0	111.2	2,852	6.9	69.1	792		
	June	715	7.05	7.24	140.8	110.7	2,854	6.8	69.0	801		
	July	715	7.05	7.24	141.1	110.7	2,852	7.0	69.0	810		
	August	715	7.05	7.24	141.7	110.6	2,858	7.0	69.0	819		
	September	712	7.05	7.19	142.1	110.8	2,860	6.9	68.8	825		
	October	728	7.25	7.44	142.2	110.7	2,872	6.6	68.8	830		
	November	725	7.20	7.39	143.5	111.0	2,875	6.6	68.8	828		
	December	734	7.35	7.54	143.6	111.1	2,885	6.7	69.0	828		
2008	January	725	7.35	7.39		110.7	2,888	6.7	68.9	828		
	February											
	March											
	April											
	May											
	June											
	July											
	August											
	September											
	October											
	November											
	December											

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), CREA (MLS®), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA

January 2008

		Interest Rates		NHPI, Total, Toronto CMA 1997=100	CPI, 2002 =100	Oshawa Labour Market				Average Weekly Earnings (\$)			
		P & I Per \$100,000	Mortgage Rates (%)			Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA					
			I Yr. Term										
2007	January	679	6.50	6.65	139.0	108.2	177.4	6.4	68.1	823			
	February	679	6.50	6.65	139.2	109.3	177.7	6.2	67.9	836			
	March	669	6.40	6.49	139.4	110.3	178.3	6.1	67.9	838			
	April	678	6.60	6.64	139.4	110.8	179.0	6.2	68.2	826			
	May	709	6.85	7.14	140.0	111.2	181.6	6.1	68.9	813			
	June	715	7.05	7.24	140.8	110.7	182.0	6.1	69.0	810			
	July	715	7.05	7.24	141.1	110.7	182.5	6.1	69.0	810			
	August	715	7.05	7.24	141.7	110.6	180.7	6.5	68.4	821			
	September	712	7.05	7.19	142.1	110.8	181.4	6.4	68.5	829			
	October	728	7.25	7.44	142.2	110.7	182.1	6.3	68.6	843			
	November	725	7.20	7.39	143.5	111.0	184.0	5.6	68.7	855			
	December	734	7.35	7.54	143.6	111.1	184.2	6.0	68.9	857			
2008	January	725	7.35	7.39		110.7	184.0	5.7	68.5	862			
	February												
	March												
	April												
	May												
	June												
	July												
	August												
	September												
	October												
	November												
	December												

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), CREA (MLS®), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2001 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "dwelling unit", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "start", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "under construction" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "completion", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "absorbed" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2001 Census area definitions.

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